

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
68	-70	HAMLET ST, ARLINGTON

## OWNERSHIP

Owner 1:	GUZA PETER			
Owner 2:				
Owner 3:				
Street 1:	32 HAWTHORNE PL			
Street 2:				
Twn/City:	NORTH ANDOVER			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01845		Type:	

## PREVIOUS OWNER

Owner 1:	PEREZ JUAN & MARIA L -		
Owner 2:	-		
Street 1:	70 HAMLET ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2507 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10057	Total SF/SM:	4381	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	441,146	Spl Credit		Total:	441,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4381.000	469,400		441,100	910,500
Total Card	0.101	469,400		441,100	910,500
Total Parcel	0.101	469,400		441,100	910,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		363.18	/Parcel: 363.18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	469,400	0	4,381.	441,100	910,500		Year end	12/23/2021
2021	104	FV	448,300	0	4,381.	441,100	889,400		Year End Roll	12/10/2020
2020	104	FV	448,500	0	4,381.	441,100	889,600	889,600	Year End Roll	12/18/2019
2019	104	FV	348,500	0	4,381.	468,700	817,200	817,200	Year End Roll	1/3/2019
2018	104	FV	348,500	0	4,381.	341,900	690,400	690,400	Year End Roll	12/20/2017
2017	104	FV	327,100	0	4,381.	297,800	624,900	624,900	Year End Roll	1/3/2017
2016	104	FV	327,100	0	4,381.	253,700	580,800	580,800	Year End	1/4/2016
2015	104	FV	291,800	0	4,381.	248,100	539,900	539,900	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2021	USPS	JO	Jenny O
11/27/2018	MEAS&NOTICE	100	PATRIOT
4/17/2009	Measured	372	PATRIOT
9/25/2006	MLS	HC	Helen Chinal
11/7/2000	Hearing Chag	201	PATRIOT
4/20/2000	Inspected	276	PATRIOT
2/29/2000	Measured	270	PATRIOT
10/1/1989		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	33680
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

3y	Na
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	Jenny O
0	PATRIOT
2	PATRIOT
C	Helen Chinal
1	PATRIOT
6	PATRIOT
0	PATRIOT
M	Peter M

